

Fill in this information to identify your case:

United States Bankruptcy Court for the:

EASTERN DISTRICT OF WASHINGTON

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/24

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Amity Court LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 87-2268722

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

14400 NE Bel Red Rd., Ste 204
Bellevue, WA 98007

Number, Street, City, State & ZIP Code

King

County

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

5311

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
☐ Chapter 9

☒ Chapter 11. Check **all** that apply:

- ☐ Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725 (amount subject to adjustment on 4/01/25 and every 3 years after that).
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). If the debtor is a small business debtor, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if all of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and it chooses to proceed under Subchapter V of Chapter 11.
☐ A plan is being filed with this petition.
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☒ No
☐ Yes.

Debtor Amity Court LLC Case number (if known) _____

Name

List all cases. If more than 1,
attach a separate list

Debtor _____ Relationship _____
District _____ When _____ Case number, if known _____

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property? _____

Number, Street, City, State & ZIP Code

Is the property insured?

☐ No

☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 11, 2025
MM / DD / YYYY

X /s/ Stanley Xu
Signature of authorized representative of debtor

Title Authorized Person

Stanley Xu
Printed name

18. Signature of attorney

X /s/ James L. Day
Signature of attorney for debtor

Date **February 11, 2025**
MM / DD / YYYY

James L. Day
Printed name

Bush Kornfeld LLP
Firm name

601 Union St., Suite 5000
Seattle, WA 98101-2373
Number, Street, City, State & ZIP Code

Contact phone (206) 292-2110 Email address jday@bskd.com

WSBA 20474 WA
Bar number and State

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

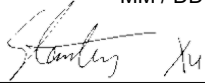
The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 11, 2025
MM / DD / YYYY

X 
Signature of authorized representative of debtor

Stanley Xu
Printed name

Title Authorized Person

18. Signature of attorney

X _____
Signature of attorney for debtor

Date February 11, 2025
MM / DD / YYYY

James L. Day
Printed name

Bush Kornfeld LLP
Firm name

601 Union St., Suite 5000
Seattle, WA 98101-2373
Number, Street, City, State & ZIP Code

Contact phone (206) 292-2110

Email address jday@bskd.com

WSBA 20474 WA
Bar number and State

LIMITED LIABILITY COMPANY RESOLUTION
Amity Court LLC

WHEREAS, Amity Court LLC, a Washington limited liability company (the "Company") is experiencing significant financial challenges; and

WHEREAS, the sole Member of the Company is X & C Holdings LLC (the "Member");
and

WHEREAS, it is the opinion of the Member that the only reasonable and prudent response to the Company's financial circumstances is the filing of a voluntary petition in bankruptcy seeking protection and reorganization under Chapter 11 of the United States Bankruptcy Code; and

WHEREAS, the Company has selected the law firm of Bush Kornfeld LLP ("Bush Kornfeld") to represent the Company's interest in the Chapter 11 proceeding.

NOW, THEREFORE, the undersigned Member consents to the following action by the Company:

RESOLVED, that the Company shall employ Bush Kornfeld to represent it in the Chapter 11 proceedings, and shall seek to have that employment approved by the Bankruptcy Court as soon as is practicable; and it is

FURTHER RESOLVED, that the Company is hereby authorized to retain such other professional consultants on such terms of employment as are required in order to act in the best interests of the Company in prosecuting the Chapter 11 proceeding; and it is

FURTHER RESOLVED, that Stanley Xu, authorized person, is hereby authorized and directed to take such steps and execute such documentation as is required in order to effectuate any and all of the foregoing; and it is

FURTHER RESOLVED, that Stanley Xu, is hereby authorized and directed to cause the Company to file a Chapter 11 bankruptcy; and it is

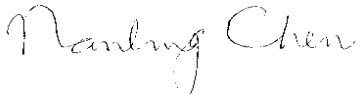
FURTHER RESOLVED, that following the filing of the Chapter 11 bankruptcy, Stanley Xu is authorized to transmit information regarding the Company to the Bankruptcy Court, the US Trustee, and other parties in interest in behalf of the Company.

Signatures on following page

DATED this 7th day of February, 2025.

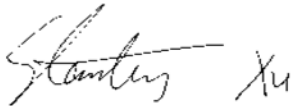
AMITY COURT LLC, a Washington limited liability company

By: X & C Holdings LLC, a Delaware limited liability company
Its managing Member, Manager and Governor



By: _____

Nanling Chen, managing Member and Manger for X & C Holdings LLC



By: _____

Stanly Xu, Managing Member and Manager for X & C Holdings LLC

Fill in this information to identify the case:

Debtor name Amity Court LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTON

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 11, 2025

X /s/ Stanley Xu

Signature of individual signing on behalf of debtor

Stanley Xu

Printed name

Authorized Person

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name Amity Court LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTON

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

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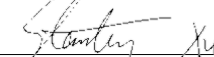
I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☒ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☒ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☒ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☒ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☒ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ *Amended Schedule*
- ☒ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on February 11, 2025

x



Signature of individual signing on behalf of debtor

Stanley Xu

Printed name

Authorized Person

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name **Amity Court LLC**
 United States Bankruptcy Court for the: **EASTERN DISTRICT OF WASHINGTON**
 Case number (if known): _____

☐ Check if this is an
 amended filing

Official Form 204
Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders
12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
B.E.E. Consulting, LLC 22903 66th Place West Mountlake Terrace, WA 98043						\$3,500.00
Bush, Roed & Hitchings, Inc. 15400 SE 30th PL Suite 100 Bellevue, WA 98007						\$22,565.75
Clark Barnes 1401 W. Garfield St. Seattle, WA 98119						\$25,320.00
Conant Lens 14400 Bel-Red Rd. Suite 102 Bellevue, WA 98007			Contingent			\$1,659.00
CYT Makeup and Hair Studio, LLC 14400 Bel-Red Road Suite 109A Bellevue, WA 98007			Contingent			\$1,239.00
DCI Engineers 818 Stewart St. Suite 1000 Seattle, WA 98101						\$12,797.50
Fora Landscape Architects 1430 NE 65th St. Seattle, WA 98115						\$3,000.00
InExt Staging 14400 Bel-Red Rd. Suite 206 Bellevue, WA 98007			Contingent			\$2,085.55

Debtor **Amity Court LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Kinese Studio 14400 Bel-Red Road Suite 105 Bellevue, WA 98007			Contingent			\$1,214.81
Levite Construction Co. 14400 Bel-Red Road Suite 204 Bellevue, WA 98007			Contingent			\$1,572.00
Mona Foundation 14400 Bel-Red Road Suite 106 Bellevue, WA 98007			Contingent			\$2,045.60
NSA Motors, LLC 14400 Bel-Red Road Suite 202 Bellevue, WA 98007			Contingent			\$1,867.00
Olga Shade, LLC 14400 Bel-Red Road Unit 100 Bellevue, WA 98007			Contingent			\$1,867.00
Rushing Company LLC 1725 Westlake Ave N. Suite 300 Seattle, WA 98109						\$47,000.00
Ruthwise Investment, LLC 14400 Bel-Red Road Suite 109B Bellevue, WA 98007			Contingent			\$2,446.00
Signature Eyelash and Spa 14400 Bel-Red Road Suite 204B Bellevue, WA 98007			Contingent			\$3,600.00
Sudden Beauty, LLC 14400 Bel-Red Road Suite 108B Bellevue, WA 98007			Contingent			\$1,350.00
Sysmax Tech Inc. 14400 Bel-Red Road Suite 110 Bellevue, WA 98007			Contingent			\$3,108.00
US Tiny Bear Corporation 14400 Bel-Red Road Suite 205 Bellevue, WA 98007			Contingent			\$2,533.00

Debtor **Amity Court LLC**
Name

Case number (if known)

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Wenrui Art Studio, LLC 14400 Bel-Red Rd. Suite 103 Bellevue, WA 98007			Contingent			\$1,395.25

Fill in this information to identify the case:Debtor name **Amity Court LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF WASHINGTON**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206Sum
Summary of Assets and Liabilities for Non-Individuals****12/15****Part 1: Summary of Assets****1. Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. Real property: Copy line 88 from <i>Schedule A/B</i>	\$ 7,780,000.00
1b. Total personal property: Copy line 91A from <i>Schedule A/B</i>	\$ 208,279.06
1c. Total of all property: Copy line 92 from <i>Schedule A/B</i>	\$ 7,988,279.06

Part 2: Summary of Liabilities

2. Schedule D: Creditors Who Have Claims Secured by Property (Official Form 206D) Copy the total dollar amount listed in Column A, <i>Amount of claim</i> , from line 3 of <i>Schedule D</i>	\$ 5,629,380.77
3. Schedule E/F: Creditors Who Have Unsecured Claims (Official Form 206E/F)	
3a. Total claim amounts of priority unsecured claims: Copy the total claims from Part 1 from line 5a of <i>Schedule E/F</i>	\$ 0.00
3b. Total amount of claims of nonpriority amount of unsecured claims: Copy the total of the amount of claims from Part 2 from line 5b of <i>Schedule E/F</i>	+\$ 146,442.46
4. Total liabilities Lines 2 + 3a + 3b	\$ 5,775,823.23

Fill in this information to identify the case:

Debtor name Amity Court LLC

United States Bankruptcy Court for the: EASTERN DISTRICT OF WASHINGTON

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. Checking, savings, money market, or financial brokerage accounts *(Identify all)*

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. US Bank

checking

6571

\$33,279.06

4. Other cash equivalents *(Identify all)*

5. Total of Part 1.

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$33,279.06

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- ☐ No. Go to Part 3.
☒ Yes Fill in the information below.

7. Deposits, including security deposits and utility deposits

Description, including name of holder of deposit

7.1. Reserve account held by Axos Bank. The Debtor does not have access to the account.

\$175,000.00

7.2. Property tax reserve account held by Axos Bank. The Debtor does not have access to this account, and it does not know the current balance.

Unknown

8. Prepayments, including prepayments on executory contracts, leases, insurance, taxes, and rent

Debtor Amity Court LLC
Name

Case number (If known) _____

Description, including name of holder of prepayment

9. **Total of Part 2.**

Add lines 7 through 8. Copy the total to line 81.

\$175,000.00

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☒ No. Go to Part 4.
☐ Yes Fill in the information below.

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if

Nature and extent of debtor's interest in property

Net book value of debtor's interest (Where available)

Valuation method used for current value

Current value of debtor's interest

Debtor Amity Court LLC Case number (If known) _____
Name

available.

55.1.	14400 Northeast Bellevue-Redmond Road, Bellevue, Washington 98007	fee simple	\$0.00	Appraisal	\$7,780,000.00
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56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$7,780,000.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No

☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☒ No

☐ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

☐ No. Go to Part 11.

☒ Yes Fill in the information below.

General description	Net book value of debtor's interest (Where available)	Valuation method used for current value	Current value of debtor's interest
60. Patents, copyrights, trademarks, and trade secrets			
61. Internet domain names and websites			
62. Licenses, franchises, and royalties			
63. Customer lists, mailing lists, or other compilations			
64. Other intangibles, or intellectual property Pending Real Estate Entitlements for buildout as housing units related to 14400 Bel-Red Road, Bellevue, WA 98007	\$0.00		Unknown

65. **Goodwill**

66. **Total of Part 10.**

Add lines 60 through 65. Copy the total to line 89.

\$0.00

67. **Do your lists or records include personally identifiable information of customers** (as defined in 11 U.S.C. §§ 101(41A) and 107?)

☒ No

☐ Yes

68. **Is there an amortization or other similar schedule available for any of the property listed in Part 10?**

☒ No

☐ Yes

69. **Has any of the property listed in Part 10 been appraised by a professional within the last year?**

☒ No

☐ Yes

Debtor Amity Court LLC
Name

Case number (If known) _____

Part 11: All other assets

70. Does the debtor own any other assets that have not yet been reported on this form?

Include all interests in executory contracts and unexpired leases not previously reported on this form.

- ☐ No. Go to Part 12.
☒ Yes Fill in the information below.

Current value of
debtor's interest

71.	Notes receivable Description (include name of obligor)	
72.	Tax refunds and unused net operating losses (NOLs) Description (for example, federal, state, local)	
73.	Interests in insurance policies or annuities Property and General liability Policy with Liberty Mutual- policy no 2563814213	\$0.00

74. **Causes of action against third parties (whether or not a lawsuit has been filed)**
75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**
76. **Trusts, equitable or future interests in property**
77. **Other property of any kind not already listed** *Examples: Season tickets, country club membership*

78. **Total of Part 11.**
Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**
☒ No
☐ Yes

Debtor Amity Court LLC
Name

Case number (If known) _____

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	<u>\$33,279.06</u>	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	<u>\$175,000.00</u>	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	<u>\$0.00</u>	
83. Investments. <i>Copy line 17, Part 4.</i>	<u>\$0.00</u>	
84. Inventory. <i>Copy line 23, Part 5.</i>	<u>\$0.00</u>	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	<u>\$0.00</u>	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	<u>\$0.00</u>	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	<u>\$0.00</u>	
88. Real property. <i>Copy line 56, Part 9.....></i>		<u>\$7,780,000.00</u>
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	<u>\$0.00</u>	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ <u>\$0.00</u>	
91. Total. Add lines 80 through 90 for each column	<u>\$208,279.06</u>	+ 91b. <u>\$7,780,000.00</u>
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		<u>\$7,988,279.06</u>

Fill in this information to identify the case:Debtor name **Amity Court LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF WASHINGTON**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206D****Schedule D: Creditors Who Have Claims Secured by Property****12/15**

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A	Column B
		Amount of claim	Value of collateral that supports this claim
		Do not deduct the value of collateral.	
2.1	Axos Bank Creditor's Name 4350 La Jolla Village Drive Suite 100 San Diego, CA 92122 Creditor's mailing address Creditor's email address, if known Date debt was incurred Last 4 digits of account number Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	Describe debtor's property that is subject to a lien 14400 Northeast Bellevue-Redmond Road, Bellevue, Washington 98007 Describe the lien Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed	\$5,629,380.77 \$7,780,000.00

3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.

\$5,629,380.77
7**Part 2: List Others to Be Notified for a Debt Already Listed in Part 1**

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address

On which line in Part 1 did you enter the related creditor?

Last 4 digits of account number for this entity

Fill in this information to identify the case:Debtor name **Amity Court LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF WASHINGTON**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206E/F****Schedule E/F: Creditors Who Have Unsecured Claims****12/15**

Be as complete and accurate as possible. Use Part 1 for creditors with **PRIORITY** unsecured claims and Part 2 for creditors with **NONPRIORITY** unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims**1. Do any creditors have priority unsecured claims?** (See 11 U.S.C. § 507).☒ No. Go to Part 2.☐ Yes. Go to line 2.**Part 2: List All Creditors with NONPRIORITY Unsecured Claims****3. List in alphabetical order all of the creditors with nonpriority unsecured claims.** If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address AMG Financial 1402 Third Ave Suite 619 Seattle, WA 98191 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$500.00
3.2	Nonpriority creditor's name and mailing address Anna Lozhkina Photography 14400 Bel-Red Road Suite 204A Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$956.00
3.3	Nonpriority creditor's name and mailing address B.E.E. Consulting, LLC 22903 66th Place West Mountlake Terrace, WA 98043 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$3,500.00
3.4	Nonpriority creditor's name and mailing address Bush, Roed & Hitchings, Inc. 15400 SE 30th PL Suite 100 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes \$22,565.75

Name

3.5	Nonpriority creditor's name and mailing address Clark Barnes 1401 W. Garfield St. Seattle, WA 98119 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$25,320.00
3.6	Nonpriority creditor's name and mailing address Conant Lens 14400 Bel-Red Rd. Suite 102 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,659.00
3.7	Nonpriority creditor's name and mailing address Cruise Center 14400 Bel-Red Road Suite 103 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,144.00
3.8	Nonpriority creditor's name and mailing address CYT Makeup and Hair Studio, LLC 14400 Bel-Red Road Suite 109A Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,239.00
3.9	Nonpriority creditor's name and mailing address DCI Engineers 818 Stewart St. Suite 1000 Seattle, WA 98101 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$12,797.50
3.10	Nonpriority creditor's name and mailing address Fora Landscape Architects 1430 NE 65th St. Seattle, WA 98115 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$3,000.00
3.11	Nonpriority creditor's name and mailing address InExt Staging 14400 Bel-Red Rd. Suite 206 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,085.55

Name

3.12	Nonpriority creditor's name and mailing address Kinese Studio 14400 Bel-Red Road Suite 105 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,214.81
3.13	Nonpriority creditor's name and mailing address Levite Construction Co. 14400 Bel-Red Road Suite 204 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,572.00
3.14	Nonpriority creditor's name and mailing address Mona Foundation 14400 Bel-Red Road Suite 106 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,045.60
3.15	Nonpriority creditor's name and mailing address NSA Motors, LLC 14400 Bel-Red Road Suite 202 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,867.00
3.16	Nonpriority creditor's name and mailing address Olga Shade, LLC 14400 Bel-Red Road Unit 100 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,867.00
3.17	Nonpriority creditor's name and mailing address Rushing Company LLC 1725 Westlake Ave N. Suite 300 Seattle, WA 98109 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$47,000.00
3.18	Nonpriority creditor's name and mailing address Ruthwise Investment, LLC 14400 Bel-Red Road Suite 109B Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,446.00

Name

3.19	Nonpriority creditor's name and mailing address S-On Chinese School 14400 Bel-Red Road Suite 108B Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$800.00
3.20	Nonpriority creditor's name and mailing address Signature Eyelash and Spa 14400 Bel-Red Road Suite 204B Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$3,600.00
3.21	Nonpriority creditor's name and mailing address Silver Pacific Home Care and Staff 14400 Bel-Red Road Suite 101B Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$877.00
3.22	Nonpriority creditor's name and mailing address Sudden Beauty, LLC 14400 Bel-Red Road Suite 108B Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,350.00
3.23	Nonpriority creditor's name and mailing address Sysmax Tech Inc. 14400 Bel-Red Road Suite 110 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$3,108.00
3.24	Nonpriority creditor's name and mailing address US Tiny Bear Corporation 14400 Bel-Red Road Suite 205 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$2,533.00
3.25	Nonpriority creditor's name and mailing address Wenrui Art Studio, LLC 14400 Bel-Red Rd. Suite 103 Bellevue, WA 98007 Date(s) debt was incurred ____ Last 4 digits of account number ____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <input checked="" type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: ____ Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	\$1,395.25

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1			
5b. Total claims from Part 2			
5c. Total of Parts 1 and 2 Lines 5a + 5b = 5c.			

Total of claim amounts			
5a.	\$		0.00
5b.	+	\$	146,442.46
5c.	\$		146,442.46

Fill in this information to identify the case:Debtor name **Amity Court LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF WASHINGTON**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206G****Schedule G: Executory Contracts and Unexpired Leases****12/15****Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.****1. Does the debtor have any executory contracts or unexpired leases?**☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).*Property***2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease****2.1.** State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 101A**State the term remaining **4/30/2026**

List the contract number of any government contract _____

**AMG Financial
14400 Bel-Red Road
Suite 101A
Bellevue, WA 98007****2.2.** State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 204A**State the term remaining **2/28/2025**

List the contract number of any government contract _____

**Anna Lozhkina Photography
18318 32nd Ave SE
Bothell, WA 98012****2.3.** State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 102**State the term remaining **7/31/2026**

List the contract number of any government contract _____

**Conant Lens
14400 Bel-Red Road
Suite 102
Bellevue, WA 98007****2.4.** State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 103**State the term remaining **5/31/26**

List the contract number of any government contract _____

**Cruise Center
14400 Bel-Red Road
Suite 103
Bellevue, WA 98007**

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.5. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 109A**

State the term remaining **7/31/2025**

List the contract number of any government contract _____

**CYT Makeup and Hair Studio, LLC
14400 Bel-Red Road
Suite 109A
Bellevue, WA 98007**

2.6. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 206**

State the term remaining **1/31/2025**

List the contract number of any government contract _____

**InExt Staging
14400 Bel-Red Road
Suite 206
Bellevue, WA 98007**

2.7. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 105**

State the term remaining **9/30/2025**

List the contract number of any government contract _____

**Kenese Studio
14400 Bel-Red Road
Suite 105
Bellevue, WA 98007**

2.8. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 203**

State the term remaining **3/31/2026**

List the contract number of any government contract _____

**Levite Construction Co.
14400 Bel-Red Road
Suite 203
Bellevue, WA 98007**

2.9. State what the contract or lease is for and the nature of the debtor's interest **Property management services contract**

State the term remaining **perpetual**

List the contract number of any government contract _____

**Longwell Company
14400 Bel-Red Road
Suite 400
Bellevue, WA 98007**

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.10. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 204**

State the term remaining **12/31/2026**

List the contract number of any government contract _____

**Longwell Office II LLC
14400 Bel-Red Road
Suite 204
Bellevue, WA 98007**

2.11. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 208**

State the term remaining **2/28/2025**

List the contract number of any government contract _____

**LuComm Technologies
14400 Bel-Red Road
Suite 208
Bellevue, WA 98007**

2.12. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 106**

State the term remaining **5/31/2025**

List the contract number of any government contract _____

**Mona Foundation
14400 Bel-Red Road
Suite 106
Bellevue, WA 98007**

2.13. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 202**

State the term remaining **12/31/2025**

List the contract number of any government contract _____

**NSA Motors, LLC
816 NE 43rd St. Apt 110
Seattle, WA 98105**

2.14. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 100**

State the term remaining **10/31/2026**

List the contract number of any government contract _____

**Olga Shade, LLC
623 Market St.
Kirkland, WA 98033**

Additional Page if You Have More Contracts or Leases**2. List all contracts and unexpired leases****State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease**

2.15. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 101C**

State the term remaining **2/28/2026**

List the contract number of any government contract _____

**Olga Shade, LLC
623 Market St.
Kirkland, WA 98033**

2.16. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 109B**

State the term remaining **8/31/2026**

List the contract number of any government contract _____

**Ruthwise Investment, LLC
14400 Bel-Red Road
Suite 109B
Bellevue, WA 98007**

2.17. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 108A**

State the term remaining **10/31/2025**

List the contract number of any government contract _____

**S-On Chinese School LLC
1007 221 St. Ave. NE
Sammamish, WA 98074**

2.18. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 204B**

State the term remaining **10/31/2025**

List the contract number of any government contract _____

**Signature Eyelash and Spa
14400 Bel-Red Road
Suite 204B
Bellevue, WA 98007**

2.19. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 101B**

State the term remaining **2/28/2026**

List the contract number of any government contract _____

**Silver Pacific Home Care and Staff
4275 S. Pine St., Ste A310
Tacoma, WA 98409**

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.20. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 108B**

State the term remaining **3/31/2025**

List the contract number of any government contract _____

**Sudden Beauty, LLC
21745 NE 181 PL
Woodinville, WA 98077**

2.21. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 110**

State the term remaining **5/31/2025**

List the contract number of any government contract _____

**Sysmax Tech Inc.
14400 Bel-Red Road
Suite 110
Bellevue, WA 98007**

2.22. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 205**

State the term remaining **6/30/2025**

List the contract number of any government contract _____

**US Tiny Bear Corporation
8715 NE 159th Ct.
Kenmore, WA 98028**

2.23. State what the contract or lease is for and the nature of the debtor's interest **Office Lease- 14400 Bel-Red Road, Suite 104**

State the term remaining **8/31/2025**

List the contract number of any government contract _____

**Wenrui Art Studio, LLC
22922 NE 15th PL
Sammamish, WA 98074**

Fill in this information to identify the case:Debtor name **Amity Court LLC**United States Bankruptcy Court for the: **EASTERN DISTRICT OF WASHINGTON**

Case number (if known) _____

☐ Check if this is an amended filing**Official Form 206H
Schedule H: Your Codebtors****12/15**

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

*Column 1: Codebtor**Column 2: Creditor***Name****Mailing Address****Name***Check all schedules that apply:*

2.1 **Nanling Chen**
14400 Bel-Red Road
Unit 204
Bellevue, WA 98007

Axos Bank

☒ D **2.1**
☐ E/F _____
☐ G _____

2.2 **Stanley Xu**
14400 Bel-Red Road
Unit 204
Bellevue, WA 98007

Axos Bank

☒ D **2.1**
☐ E/F _____
☐ G _____

2.3 **X & C Holdings LLC**
14400 Bel-Red Road
Unit 204
Bellevue, WA 98007

Axos Bank

☒ D **2.1**
☐ E/F _____
☐ G _____

**United States Bankruptcy Court
Eastern District of Washington**

In re **Amity Court LLC**

Debtor(s)

Case No.
Chapter

11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
X & C Holdings LLC 14400 Bel-Red Road Suite 204 Bellevue, WA 98007			100% member

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **Authorized Person** of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date **February 11, 2025**

Signature **/s/ Stanley Xu**
Stanley Xu

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court
Eastern District of Washington**

In re **Amity Court LLC**

Debtor(s)

Case No.
Chapter

11

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Date **February 11, 2025**

Signature


Stanley Xu

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18 U.S.C. §§ 152 and 3571.*

**United States Bankruptcy Court
Eastern District of Washington**

In re **Amity Court LLC**

Debtor(s)

Case No.

Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Authorized Person of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **February 11, 2025**

/s/ Stanley Xu

Stanley Xu/Authorized Person

Signer/Title

**United States Bankruptcy Court
Eastern District of Washington**

In re **Amity Court LLC**

Debtor(s)

Case No.
Chapter

11

VERIFICATION OF CREDITOR MATRIX

I, the Authorized Person of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: **February 11, 2025**



Stanley Xu/Authorized Person
Signer/Title

Amity Court LLC
14400 NE Bel Red Rd., Ste 204
Bellevue, WA 98007

James L. Day
Bush Kornfeld LLP
601 Union St., Suite 5000
Seattle, WA 98101-2373

US Attorney
Attn Bankruptcy Assistant
700 Stewart ST #5220
Seattle, WA 98101-4438

Internal Revenue Service
Jackson Federal Bldg
915 2nd Ave M/S W243
Seattle, WA 98174

US Treasury
Secretary of the Treasury
1500 Pennsylvania Ave NW
Washington, DC 20220

WA Dept of Rev-SEA
Bankruptcy/Claims Unit
2101 4th Ave #1400
Seattle, WA 98121-2300

WA Dept of L&I-OLY
Collections
PO Box 44170
Olympia, WA 98504-4170

WA Dept of Emp Sec-OLY
UI Tax Admin
PO Box 9046
Olympia, WA 98507-9046

WA Attorney General
Bankruptcy & Collections Unit
800 5th Ave #2000
Seattle, WA 98104

United States of America
Internal Revenue Service
915 Second Ave.
Seattle, WA 98174

Attorney General of the
United States
US Department of Justice
950 Pennsylvania Ave. NW
Washington, DC 20530-0001

U.S. Small Business Admin
Legal Dept.
2401 Fourth Ave. #450
Seattle, WA 98121

U.S. Dept. of Justice
U.S. Attorney's Office, EDWA
PO Box 1494
Spokane, WA 99210-1494

AMG Financial
1402 Third Ave
Suite 619
Seattle, WA 98191

AMG Financial
14400 Bel-Red Road
Suite 101A
Bellevue, WA 98007

Anna Lozhkina Photography
14400 Bel-Red Road
Suite 204A
Bellevue, WA 98007

Anna Lozhkina Photography
18318 32nd Ave SE
Bothell, WA 98012

Axos Bank
4350 La Jolla Village Drive
Suite 100
San Diego, CA 92122

B.E.E. Consulting, LLC
22903 66th Place West
Mountlake Terrace, WA 98043

Bush, Roed & Hitchings, Inc.
15400 SE 30th PL
Suite 100
Bellevue, WA 98007

Clark Barnes
1401 W. Garfield St.
Seattle, WA 98119

Conant Lens
14400 Bel-Red Rd.
Suite 102
Bellevue, WA 98007

Conant Lens
14400 Bel-Red Road
Suite 102
Bellevue, WA 98007

Cruise Center
14400 Bel-Red Road
Suite 103
Bellevue, WA 98007

CYT Makeup and Hair Studio, LLC
14400 Bel-Red Road
Suite 109A
Bellevue, WA 98007

DCI Engineers
818 Stewart St.
Suite 1000
Seattle, WA 98101

Fora Landscape Architects
1430 NE 65th St.
Seattle, WA 98115

InExt Staging
14400 Bel-Red Rd.
Suite 206
Bellevue, WA 98007

InExt Staging
14400 Bel-Red Road
Suite 206
Bellevue, WA 98007

Kenese Studio
14400 Bel-Red Road
Suite 105
Bellevue, WA 98007

Kinese Studio
14400 Bel-Red Road
Suite 105
Bellevue, WA 98007

Levite Construction Co.
14400 Bel-Red Road
Suite 204
Bellevue, WA 98007

Levite Construction Co.
14400 Bel-Red Road
Suite 203
Bellevue, WA 98007

Longwell Company
14400 Bel-Red Road
Suite 400
Bellevue, WA 98007

Longwell Office II LLC
14400 Bel-Red Road
Suite 204
Bellevue, WA 98007

LuComm Technologies
14400 Bel-Red Road
Suite 208
Bellevue, WA 98007

Mona Foundation
14400 Bel-Red Road
Suite 106
Bellevue, WA 98007

Nanling Chen
14400 Bel-Red Road
Unit 204
Bellevue, WA 98007

NSA Motors, LLC
14400 Bel-Red Road
Suite 202
Bellevue, WA 98007

NSA Motors, LLC
816 NE 43rd St. Apt 110
Seattle, WA 98105

Olga Shade, LLC
14400 Bel-Red Road
Unit 100
Bellevue, WA 98007

Olga Shade, LLC
623 Market St.
Kirkland, WA 98033

Rushing Company LLC
1725 Westlake Ave N.
Suite 300
Seattle, WA 98109

Ruthwise Investment, LLC
14400 Bel-Red Road
Suite 109B
Bellevue, WA 98007

S-On Chinese School
14400 Bel-Red Road
Suite 108B
Bellevue, WA 98007

S-On Chinese School LLC
1007 221 St. Ave. NE
Sammamish, WA 98074

Signature Eyelash and Spa
14400 Bel-Red Road
Suite 204B
Bellevue, WA 98007

Silver Pacific Home Care and Staff
14400 Bel-Red Road
Suite 101B
Bellevue, WA 98007

Silver Pacific Home Care and Staff
4275 S. Pine St., Ste A310
Tacoma, WA 98409

Stanley Xu
14400 Bel-Red Road
Unit 204
Bellevue, WA 98007

Sudden Beauty, LLC
14400 Bel-Red Road
Suite 108B
Bellevue, WA 98007

Sudden Beauty, LLC
21745 NE 181 PL
Woodinville, WA 98077

Sysmax Tech Inc.
14400 Bel-Red Road
Suite 110
Bellevue, WA 98007

US Tiny Bear Corporation
14400 Bel-Red Road
Suite 205
Bellevue, WA 98007

US Tiny Bear Corporation
8715 NE 159th Ct.
Kenmore, WA 98028

Wenrui Art Studio, LLC
14400 Bel-Red Rd.
Suite 103
Bellevue, WA 98007

Wenrui Art Studio, LLC
22922 NE 15th PL
Sammamish, WA 98074

X & C Holdings LLC
14400 Bel-Red Road
Unit 204
Bellevue, WA 98007

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Chapter **11**

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **Amity Court LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

X & C Holdings LLC
14400 Bel-Red Road
Suite 204
Bellevue, WA 98007

☐ None [*Check if applicable*]

February 11, 2025

Date

/s/ James L. Day

James L. Day

Signature of Attorney or Litigant

Counsel for **Amity Court LLC**

Bush Kornfeld LLP

601 Union St., Suite 5000

Seattle, WA 98101-2373

(206) 292-2110 Fax: (206) 292-2104

jday@bskd.com